

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that the City of Kingsport Board of Mayor and Aldermen will conduct a Public Hearing during its regular business meeting on April 2, 2024 to consider the rezoning of Tax Map 045D, Group K, Parcels 008.00 and 009.00 located along Sevier Terrace Drive from the R-1B, Residential District and R-1C, Residential District to B-3, Highway Oriented Business District. The regular business meeting will begin at 7:00 p.m. in the Montgomery-Watterson Boardroom located on the third floor of City Hall, 415 Broad Street, Kingsport, Tennessee.

The property proposed for rezoning is generally described as follows:

TRACT 1: R-1B District

A PORTION OF THE SHUBHLAXMI, LLC PROPERTY (TRACT III), LOCATED IN THE CITY OF KINGSFORT, AND THE 11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AS DESCRIBED IN DEED BOOK 3503, PAGE 1761, IN THE REGISTER OF DEED'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, THAT IS CURRENTLY ZONED R-1B, BEING CONSIDERED TO BE REZONED TO B-3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE COMMON CORNER BETWEEN LOT 5 AND LOT 4, BLOCK 29 OF SEVIER TERRACE ADDITION (PLAT BOOK 3, PAGE 61), SAID POINT LOCATED IN THE NORTHERLY SIDELINE OF SEVIER TERRACE DRIVE; THENCE WITH THE DIVISIONAL LINE OF LOT 5 AND LOT 4, N20°11'W, 189.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE N20°11'W, 54.95 FEET TO A POINT, REAR CORNER FOR LOTS 4 AND 5; THENCE WITH THE REAR LINE OF LOT 5 N69°49'E, 22.9 FEET TO A POINT IN THE REAR LINE OF LOT 5; THENCE S20°56'E, 62.25 FEET TO A POINT; THENCE BY A NEW LINE S86°55'W, 24.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES OR 1,364.3 SQUARE FEET, MORE OR LESS. (DESCRIPTION TAKEN FROM REFERENCED DEED)

TRACT 1: R-1C District

A PORTION OF THE SHUBHLAXMI, LLC PROPERTY (TRACT III), LOCATED IN THE CITY OF KINGSFORT, AND THE 11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AS DESCRIBED IN DEED BOOK 3503, PAGE 1761, IN THE REGISTER OF DEED'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, THAT IS CURRENTLY ZONED R-1C, BEING CONSIDERED TO BE REZONED TO B-3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER BETWEEN LOT 5 AND LOT 4, BLOCK 29 OF SEVIER TERRACE ADDITION (PLAT BOOK 3, PAGE 61), SAID POINT LOCATED IN THE NORTHERLY SIDELINE OF SEVIER TERRACE DRIVE; THENCE WITH THE DIVISIONAL LINE OF LOT 5 AND LOT 4, N20°11'W, 189.79 FEET TO THE POINT; THENCE BY A NEW LINE N86°55'E, 24.81 FEET TO THE POINT; THENCE N86°55'E, 192.50 FEET TO A POINT LOCATED ON THE EASTERLY SIDELINE OF ELMWOOD AVENUE, AS ORIGINALLY PLATTED; THENCE S20°11'E, 181.75 FEET TO A POINT LOCATED IN THE NORTHERLY SIDELINE OF SEVIER TERRACE DRIVE; THENCE ALONG SAID SIDELINE BY A CURVE TO THE LEFT WITH A RADIUS OF 1342.4 FEET, AN ARC LENGTH OF 215.17 FEET TO THE

POINT OF BEGINNING, CONTAINING 0.90 ACRES OR 37,966.6 SQUARE FEET, MORE OR LESS. (DESCRIPTION TAKEN FROM REFERENCED DEED)

TRACT 2: R-1C District

BEING ALL OF THE CHANDRAKANT PATEL PROPERTY, LOCATED IN THE CITY OF KINGSPORT, AND THE 11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AS DESCRIBED IN DEED BOOK 3153, PAGE 80, IN THE REGISTER OF DEED'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, THAT IS CURRENTLY ZONED R-1C, BEING CONSIDERED TO BE REZONED TO B-3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON ROD IN THE PAVEMENT AT THE INTERSECTION OF THE WESTERLY SIDE OF LYNN GARDEN DRIVE WITH THE NORTHERLY SIDE OF SEVIER TERRACE DRIVE; THENCE WITH SAID SIDE OF SEVIER TERRACE DRIVE BY A CURVE TO THE LEFT OF RADIUS 1242.40 FEET, AN ARC DISTANCE OF 190.92 FEET TO AN OLD IRON ROD, CORNER FOR PAUL BELLAMY (DEED BOOK 908C, PAGE 95); THENCE WITH THE LINE OF THE BELLAMY PROPERTY N20°36'W, 182.41 FEET TO AN OLD IRON ROD; THENCE N83°25'E, 135.00 FEET; THENCE S14°35'W, 5.40 FEET TO AN OLD IRON PIPE; AND N85°18'E, 98.52 FEET TO AN OLD IRON ROD ON THE WESTERLY SIDE OF LYNN GARDEN DRIVE; THENCE WITH SAID SIDE OF LYNN GARDEN DRIVE, S06°40'E, 190.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.87 ACRES OR 37,993.3 SQUARE FEET, MORE OR LESS. (DESCRIPTION TAKEN FROM REFERENCED DEED)

All interested persons are invited to attend this meeting and public hearing. Additional information concerning this proposal may be obtained by contacting the Kingsport Planning Division, telephone 423-229-9485.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9401, ext. 5 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.



CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 3/13/2024